

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

September 1, 2010

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: Chairman Silvestri and Vice Chairman Murphy Commissioners Beavers, Butler, Claypool, Daley, Gainer, Gorman, Goslin, Moreno, Peraica, Reyes, Schneider, Sims, Steele and Suffredin (16)

Absent: President Stroger and Commissioner Collins (1)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows

SECTION 1

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

275452 DOCKET #8830 - STANDARD BANK LAND TRUST #17441, NADIR MALLEY – 100% BENEFICIARY, Owner, 2400 West 95th Street, Evergreen Park, Illinois 60465, Application (No. Su-0603; Z06020). Submitted by James J. Banks, Esq., 221 North LaSalle Street, 38th floor, Chicago, Illinois 60601. Seeking a Special Use in the C-2 Restricted Office District (if granted under companion MA-06-01) for banking facility with drive-thru in Section 29 of Orland Township. Property consists of .878 of an acre located on the southeast corner of 167th Street and Wolf Road in Orland Township, Cook County Board District #17. Intended use: Banking facility with drive-thru.

***Referred to the Zoning Board of Appeals on 02/1/06.**

Vice Chairman Murphy, seconded by Commissioner Peraica moved approval to received and filed Communication No. 275452. The motion carried.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

294919 USE OF PLASTIC PVC PIPE (PROPOSED ORDINANCE AMENDMENT). Submitting a Proposed Ordinance Amendment sponsored by Anthony J. Peraica, County Commissioner.

PROPOSED ORDINANCE AMENDMENT

USE OF PLASTIC PVC PIPE

BE IT ORDAINED, by the Cook County Board of Commissioners that Part C General Requirements, Article XXXVI Sanitation and Plumbing Requirements, Chapter 36.11 Drainage System, of the Cook County Building Ordinance is hereby amended as follows:

36.11. DRAINAGE SYSTEM

Sec. 36.11-1. Materials.

e. For Manufactured Homes/Mobile Homes as defined under 430 ILCS 115/2(a) of the Illinois Compiled Statutes, PVC piping shall be an allowable material within parts a-d of this section.

***Referred to the Committee on Zoning and Building on 07/1/08.**

301180

GREEN PERMIT PROGRAM (PROPOSED ORDINANCE AMENDMENT)
Submitting a Proposed Ordinance Amendment sponsored by Peter N. Silvestri, County Commissioner; Co-Sponsored by Roberto Maldonado, Joan Patricia Murphy, Todd H. Stroger, President, William M. Beavers, Jerry Butter, Forrest Claypool, Earlean Collins, John P. Daley, Bridget Gainer, Elizabeth "Liz" Doody Gorman, Gregg Goslin, Anthony J. Peraica, Timothy O. Schneider, Deborah Sims, Robert B. Steele, Larry Suffredin, County Commissioners.

PROPOSED ORDINANCE AMENDMENT

GREEN PERMIT PROGRAM

BE IT ORDAINED, by the Cook County Board of Commissioners that Part E, of the Cook County Building and Environmental Ordinance is hereby amended as follows:

Sec. 17-B. Waiver of Fees – Permits for Green Construction.

If the project identified in a building permit application has been certified by the Department of Building and Zoning for the Green Permit Program and the permit being sought is for new construction or for alterations, additions, renovations or repairs to an existing building, the Building Commissioner shall waive for such project the permit fee(s) required under this chapter and any applicable associated fee, up to a maximum of \$15,000, as follows: For permit and associated fees over \$5,000, one-half (1/2) of the fee shall be waived up to the maximum waiver of \$15,000. If multiple permits under this chapter are issued for such project, the maximum waiver of \$15,000 authorized by this subsection shall apply to the aggregate total of all permit fees and associated fees assessed for such project, and not to each individual permit or associated fee.

If the project identified in a building permit application includes the construction or initial installation of a permanently applied vegetated roof system, the permit fee for the project shall be reduced in the amount of \$.50 per square foot of vegetated area. This permit fee reduction shall not be used in conjunction with the permit fee waiver provided for in this section.

For purposes of this section, the term “associated fee” means any fee required for: (1) appearances before the Zoning Board of Appeals and the Committee on Zoning and Building; (2) plan review; (3) driveway permits; (4) permit fees for the installation or alteration of a sprinkler system; (5) permit fees for the installation or alteration of an inside standpipe system; and (6) all applicable flat fees.

***Referred to the Zoning and Building Committee on 06/16/09.**

301181 GREEN PERMIT PROGRAM (PROPOSED ORDINANCE AMENDMENT)
Submitting a Proposed Ordinance Amendment sponsored by Peter N. Silvestri, County Commissioner; Co-Sponsored by Roberto Maldonado, Joan Patricia Murphy, Todd H. Stroger, President, William M. Beavers, Jerry Butter, Forrest Claypool, Earlean Collins, John P. Daley, Bridget Gainer, Elizabeth “Liz” Doody Gorman, Gregg Goslin, Anthony J. Peraica, Timothy O. Schneider, Deborah Sims, Robert B. Steele, Larry Suffredin, County Commissioners.

PROPOSED RESOLUTION

GREEN PERMIT PROGRAM

WHEREAS, the Cook County Building and Environmental Ordinance was adopted to promote and safeguard public health, safety, comfort, convenience and the general welfare of the people; and

WHEREAS, the Ordinance prescribes rules and regulations governing the erection, construction and alteration of all buildings and structures in Cook County; and

WHEREAS, persons wishing to erect, construct or alter a building or structure in Cook County must apply for certain permits to ensure compliance and enforce standards imposed by the Ordinance; and

WHEREAS, the Department of Building and Zoning is authorized to process applications for the erection, construction and alteration of all buildings and structures in Cook County; and

WHEREAS, the Department of Building and Zoning is also authorized to collect a fee for processing permit applications; and

WHEREAS, Cook County encourages building design, construction and renovation in a manner that provides healthier environments, reduces operating costs and conserves energy and resources; and

WHEREAS, the City of Chicago has, with a team of experts in green design, developed guidelines that qualify projects for green building certification.

NOW, THEREFORE, BE IT RESOLVED, that the Cook County Department of Building and Zoning adopt the City of Chicago guidelines to certify green projects; and

BE IT FURTHER RESOLVED, that applicants for building permits that demonstrate an extraordinary level of green strategy implementation and are certified as green, may have permit fees waived by the Department of Building and Zoning.

***Referred to the Zoning and Building Committee on 06/16/09.**

Commissioner Peraica, seconded by Vice Chairman Murphy moved approval to received and filed Communication Nos. 244919, 301180 and 301181. The motion carried.

SECTION 3

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

305001 DOCKET #8606 – MARILYN KING, Owner, 2211 North Scott Street, Melrose Park, Illinois 60164, Application (No. SU-09-19; Z09108). Submitted by Cathleen Italia, Attorney, 1807 North Broadway Avenue, Melrose Park, Illinois 60160. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District to continue use of two unit/two family residence in Section 33 of Leyden Township. Property consists of approximately 0.36 of an acre located on the east side of Scott Street, approximately 84 feet north of Palmer Avenue in Leyden Township, Cook County Board District #16. Intended use: For a two family unit residence.

Recommendation: That the application be granted.

Conditions: None

Objectors: Yes

Commissioner Peraica, seconded by Commissioner Gorman moved not to concur with the recommendation of the Zoning Board of Appeals recommendation and to Deny Communication No. 305001. The motion carried.

Commissioner Butler voted No on Communication No. 305001.

SECTION 4

Your Committee has considered the following item and upon the adoption of this report the recommendation is as follows:

306457 DOCKET #8632 - BARBARA NOVAK, Owner, 712 Elm Street, Glen Ellyn, Illinois 60137-3930, Application (No. SU-10-03; Z10025). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of two dwelling units in an existing single family residence as previously amortized under SU-80-12 in Section 9 of Stickney Township. Property consists of approximately 0.14 of an acre located on the east side of South Luna Avenue, approximately 147 feet north of West 51st Street in Stickney Township, Cook County Board District #11. Intended use: For 1st and 2nd floors are currently apartments with appliances and utilities. No new improvements proposed.

Recommendation: That the application be granted.

Conditions: None

Objectors: None

Commissioner Daley, seconded by Vice Chairman Murphy moved, the approval of Communication No. 306457 as amended. The motion carried.

SECTION 5

Your Committee has considered the following item and upon the adoption of this report the recommendations are as follows:

308416 DOCKET #8637 – SARNO PROPERTIES, Owner, Application (No. V-10-26): Variation to reduce right yard setback from 10 feet to 1.6 feet (existing); and reduce distance between principal and accessory from 10 feet to 8 inches (existing) for after the fact shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.34 of an acre, located on the east side of 104th Avenue, approximately 385 feet south of 125th Street in Palos Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

308417 DOCKET #8638 – ELGIN BIBLE CHURCH, Owner, Application (V-10-27): Variation to increase size of sign area from 32 square feet to 100 square feet for a double faced illuminated monument sign in the R-4 Single Family Residence District. The subject property consists of approximately 6.8 acres, located on the northwest corner of Irving Park Boulevard (Rte 19) and Rohrson Road in Hanover Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

308419 DOCKET #8655 – D. & M. MORRIS, Owners, Application (V-10-39): Variation to reduce lot area from 20,000 square feet to 16,000 square feet (existing); increase the floor area ratio from .25 to .30 for a new single family residence and detached garage in the R-4 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the west side of Peck Avenue, approximately 112 feet south of 60th Street in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

308420 DOCKET #8659 – E. & C. MOGENTALE, Owners, Application (V-10-40): Variation to increase height of entry piers in front yard from 3 feet to 6 feet for four (4) entry piers in the R-3 Single Family Residence District. The subject property consists of approximately 0.93 of an acre, located on the north side of Indian Hill Road, approximately 1,130 feet west of Ridge Road in New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

308421 DOCKET #8660 – P. CABRAL, Owner, Application (V-10-41): Variation to reduce lot width from 150 feet to 100 feet (existing); reduce lot area from 40,000 square feet to 21,800 square feet (existing); reduce front yard setback 40 feet to 25 feet (existing); and reduce left side yard setback from 15 feet to 10 feet (existing) for renovations to existing single family residence on well and septic system in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the north side of Archer Avenue, approximately 436 feet southwesterly of Ashford Drive in Lemont Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

308422 DOCKET #8662 – E. & T. SMITH, Owners, Application (V-10-43): Variation to increase height of fence from 6 feet to 7 feet in the R-4 Single Family Residence District. The subject property consists of approximately 0.62 of an acre, located on the southwest corner of Locust Lane and Jann Court in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Daley, seconded by Vice Chairman Murphy moved, the approval of Communication Nos. 308416, 308417, 308419, 308420, 308421 and 308422. The motion carried.

SECTION 6

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

- 308423 VICTOR AND ANA MARTINEZ, Owners, 4747 South Linder Avenue, Chicago, Illinois 60638, Application (No. SU-10-13; Z10056). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for two (2) dwelling units (existing) in a single family residence district in Section 9 of Stickney Township. Property consists of approximately 0.12 of an acre located on the east side of Linder Avenue approximately 225 feet north of 48th Street. Cook County Board District #11. Intended use: For a two (2) apartment dwelling in a Single Family Residence District.
- 308424 DOMINGO AND MARIA RODRIGUEZ, Owners, 5005 South Lorel Avenue, Chicago, Illinois 60638, Application (No. SU-10-14; Z10057). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of two (2) dwelling units (existing) in a single family residence district in Section 9 of Stickney Township. Property consists of approximately 0.17 of an acre located on the east side of Lorel Avenue approximately 69.10 feet south of 50th Street in Stickney Township. Cook County Board District #11. Intended use: For continued use as two-flat Single Family Residence
- 308425 ANDREW LIGAS, Owner, 6417 West 63rd Street, Chicago, Illinois 60638, Application (No. SU-10-15; Z10058). Submitted by Krystna Zubek, 4818 South Latrobe Avenue, Chicago, Illinois 60638. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for two (2) dwelling (as previously amortized by SU-79-07) in Section 9 of Stickney Township. Property consists of approximately 0.14 of an acre located on the west side of South Latrobe Avenue approximately 210 feet west of 48th Street in Stickney Township. Cook County Board District #11. Intended use: Two (2) unit Single Family Residence District.
- 308426 MARY JANE MEKALUNAS & JAMES MEKALUNAS, Owners, 5232 West 51st Street, Chicago, Illinois 60638, Application (No. SU-10-16; Z10062). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for two dwelling units (existing) in a single family residence district in Section 9 of Stickney Township. Property consists of approximately 0.08 of an acre located on the north side of 51st Street approximately 60 feet west of Latrobe Avenue in Stickney Township. Cook County Board District #11. Intended use: For continued use of existing two (2) unit residential building.

308427 CHRISTOPHER KOCZWARA, Law Offices of Christopher Koczwar, Owner, 5838 South Archer Avenue, Chicago, Illinois 60638, Application (No. SU-10-17; Z10067). Submitted by Rafael Hernandez, 5238 West 51st Street, Chicago, Illinois. Seeking a SPECIAL USE, UNIQUE USE in the R-5 Single Family Residence District for continued use of three (3) dwelling units (existing) in a single family in Section 9 of Stickney Township. Property consists of approximately 0.08 of an acre located on the north side of 57th Street approximately 120 feet west Latrobe Avenue in Stickney Township. Cook County Board District #11. Intended use: For continued use of the three (3) dwelling unit building and detached garage.

Commissioner Goslin, seconded by Vice Chairman Murphy, referred the New Application Communication Nos. 308423, 308424, 308425, 308426 and 308427 to the Zoning Board of Appeals. The motion carried.

Commissioner Gorman, seconded by Vice Chairman Murphy, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary